HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Saskatoon CMA

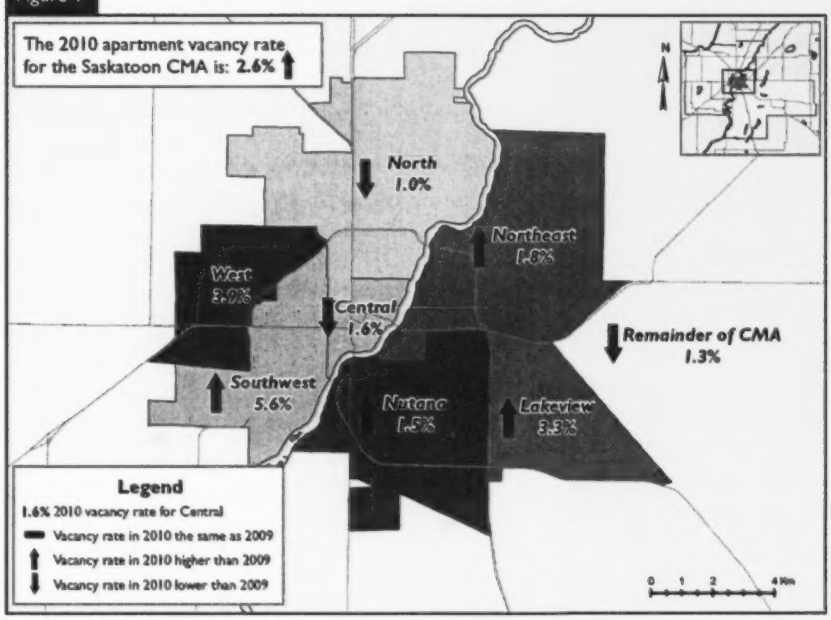
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

## Highlights

- In October of 2010, the apartment vacancy rate in the Saskatoon Census Metropolitan Area (CMA) was 2.6 per cent, up from 1.9 per cent in October 2009.
- Two-bedroom average rent was $934 monthly, second highest in the province behind Estevan at $937 monthly.
- At $29, the gain in two-bedroom average monthly rent from October 2009 to 2010 was the lowest increase in four years.
- For the Saskatoon CMA, the year-over-year gain in average rent within the fixed sample was 4.1 per cent, down from an 8.2 per cent gain in the previous year.

Figure 1


The 2010 apartment vacancy rate for the Saskatoon CMA is: 2.6%
N
North 1.0%
Northeast 1.8%
West 2.9%
Central 1.6%
Remainder of CMA 1.3%
Southwest 5.6%
Nutana 1.8%
Lakeview 3.3%
Legend
1.6% 2010 vacancy rate for Central
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009
0 1 2 4 Km

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# Saskatoon Rental Market Survey

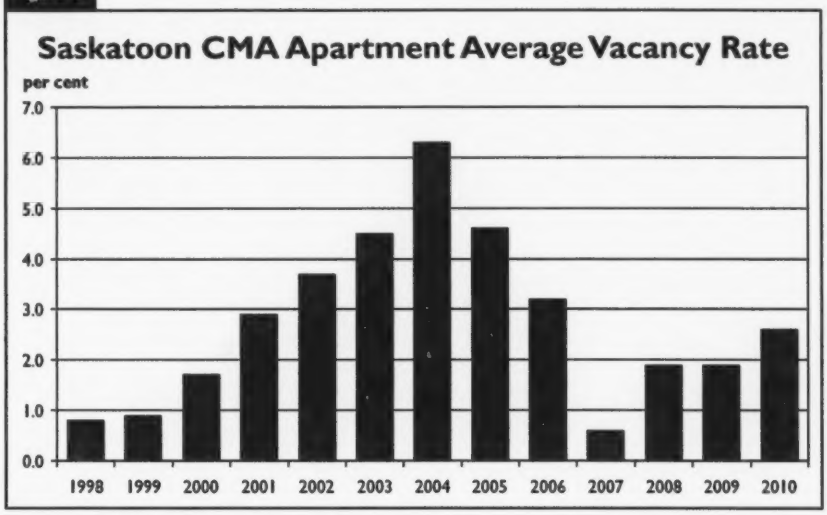
## Demand for rental apartments in Saskatoon remains strong

Canada Mortgage and Housing Corporation conducted a survey of private apartment rental projects in October 2010, which found the average vacancy rate in the CMA to be 2.6 per cent. This represents a 0.7 percentage point advance from the 1.9 per cent vacancy rate recorded during the October 2009 survey. The fall rental market survey found 328 vacant units out of a total universe of 12,693 rental apartments. This compares with 238 vacant suites out of 12,813 apartment units in October 2009.

Considering all 34 census metropolitan areas in Canada, Saskatoon along with Kitchener and Halifax recorded the thirteenth lowest average vacancy rate. Meanwhile, compared to other urban centres in Saskatchewan, Saskatoon's average vacancy rate was higher than Regina, Moose Jaw, Yorkton and Estevan but lower than Lloydminster, Swift Current, North Battleford and Prince Albert.

A number of competing factors contributed to the increase in the vacancy rate this year. There has been movement of renters to homeownership due to a slower pace of increase in house prices coupled with near historically low mortgage rates. Concurrently, newer townhouses and other units purchased by investors for rental purposes have provided additional competition for rental apartment owners by providing tenants with alternatives to the traditional or primary rental stock. In-migration and natural growth in the number of new rental households, however, has helped to counter-balance these factors and maintained a vacancy rate below the preceding 10-year average.

Figure 2




Source: CMHC Rental Market Survey – Structures of 3+ units

## Lowest vacancy rate in the city found in North zone

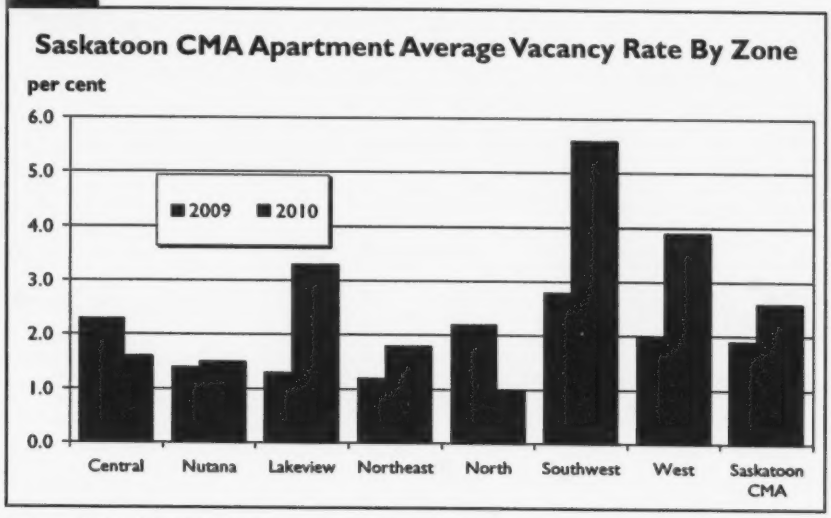
Apartment vacancy rates in the city's zones ranged from 5.6 per cent in the Southwest zone to one per cent in the North zone. The Southwest zone has a long history of having the highest vacancy rate in the city as it contains the highest proportion of older structures. Many tenants consider older buildings less desirable. Further, lower income tenants in this zone tend to double-up in order to minimize monthly costs, thus reducing the overall demand for units. Notwithstanding these factors, this area of the city continues to attract low-income households, as rents here tend to be the lowest in the city.

Neighbourhoods in the North and Northeast zones are close to the University of Saskatchewan and the Royal University Hospital, making them popular with students and employees of these institutions. Supplementary survey data provided by property managers and owners confirms this zone had the highest population of students in the city.

In terms of average vacancy rate by bedroom type, the survey found a range of rates from as low as 1.6 per cent for suites with one-bedroom up to 4.8 per cent for bachelor suites. While all suite types recorded year-over-year increases in average vacancy rates, bachelor units posted the largest increase in vacancy rates since October 2009 with an advance of 2.8 percentage points.

Meanwhile, a decrease in average vacancy rates was observed in three of Saskatoon's eight survey zones. The North and Central zones saw average vacancy rates decline by 1.2, and 0.7 percentage points, respectively. Similarly, the outlying areas of the Saskatoon CMA recorded a 1.6 percentage point reduction in vacancy rates. The other five survey zones each saw average vacancy rates increase by varying proportions. With

Figure 3




Source: CMHC Rental Market Survey – Structures of 3+ units

a 2.8 percentage point increase, the Southwest zone recorded the highest increase while the Nutana zone recorded the mildest increase in average vacancy rates at one tenth of a percentage point.

## Availability rate advances moderately

A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The Saskatoon rental apartments surveyed saw a slight increase in availability in this most recent survey. The availability rate in October 2010 was 3.8 per cent, a slight uptick of 0.4 percentage points from the 2009 survey.

## Saskatoon two-bedroom average rent second highest in the province

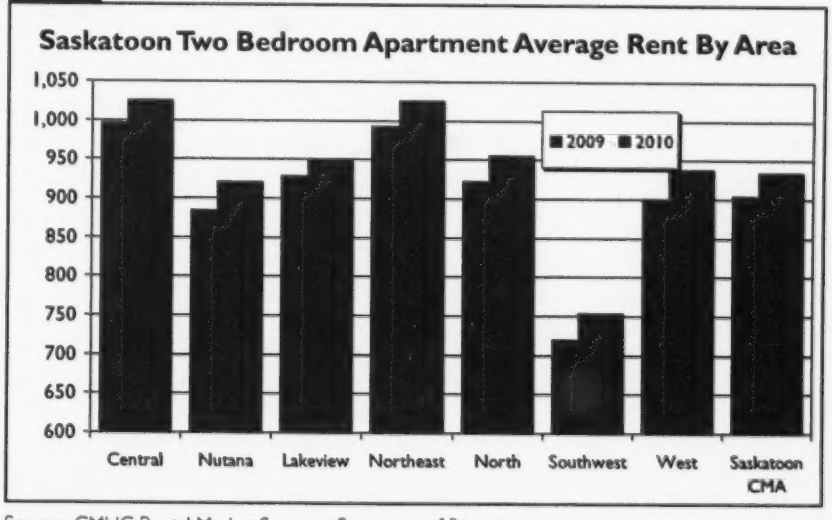
In the face of heightened competition from the secondary rental market and with vacancy rates advancing across Saskatoon, property managers have tempered the pace of rental increases this year. Nevertheless, in October 2010, Saskatoon's two-bedroom average apartment rent was $934 monthly, second highest across the entire province and only marginally below Estevan at $937 monthly. However, the $29 increase in two-bedroom average monthly rent from October 2009 to 2010 was the lowest in four years.

Average rent for three-bedroom plus suites in metro recorded the most sizeable increases, advancing $41 to reach $959 monthly. Bachelor suites experienced an increase of $31 in the average monthly rent to reach $599, while average rent for one-bedroom and two-bedroom apartments in all survey zones advanced $26, $29, respectively.

## Highest average rent for all suite types found in Northeast zone apartments

At $909 monthly, the Northeast zone had the highest average rent for all types of apartments. As noted earlier, neighbourhoods in this area are

Figure 4




Source: CMHC Rental Market Survey – Structures of 3+ units

popular with both students and employees of the University of Saskatchewan and the Royal University Hospital, and feature newer suites commanding higher average rent. Two-bedroom average monthly rent was highest in the Northeast and Central zone with average monthly rent of $1,026, and $1,025, respectively. Similarly, average monthly rent of $1,186 for three-bedroom suites in the Northeast zone was the highest rent found for this scarce type of unit.

The lowest overall average rent within the CMA was recorded in the Southwest zone at $721 monthly. As well, one-bedroom and three-bedroom average monthly rents in this zone were the lowest in Saskatoon. As stated previously, the Southwest zone rental housing stock experiences lower demand due to its age and condition. Renter households in these neighbourhoods tend to have lower incomes, restricting the ability of owners to increase rents substantially.

## Fixed sample rent advances 4.1 per cent

The October survey included a measure that estimates the growth in rents for a fixed sample of structures and excludes newly built properties. This measure considers structures that were common to the survey sample for both the 2009 and 2010 surveys. The aim is a better understanding of rent changes in existing structures by excluding from the calculation the rents of newly built apartment buildings. Detailed information is contained in the methodology section at the end of this report.

For the Saskatoon CMA, the percentage change of average rent for all suites within the fixed sample was 4.1 per cent, down from an 8.2 per cent gain in the October 2008 to October 2009 survey period. With a 4.3 per cent increase, three-bedroom plus units posted the largest gains from the 2009 survey, while the average rent for bachelor suites recorded the mildest gains at three per cent.

For the second successive year, metro's outlying areas recorded the highest rent increase of 10.4 per cent. Meanwhile, within the city, property owners in the West zone secured the highest rent increase of 6.5 per cent for all types of suites, well above the average increase of 4.1 per cent for all city zones. Conversely, the Lakeview zone saw the lowest monthly rent increase of 2.6 per cent.

## Private rental apartment market supply declines

There were no new additions to Saskatoon's private rental stock in the form of rental project completions over the last year. However, 29 units were returned to the private rental universe after being excluded from the prior year's survey due to temporary closures for renovations. Likewise, Saskatoon's rental universe saw the addition of 80 units due to adjustments within existing structures.

Despite these additions, however, the Saskatoon private rental universe declined by 120 units between 2009 and 2010. This was primarily due to the temporary removal of 35 units undergoing renovation. In addition, 15 rental unit conversions to condominiums were recorded this year. This, along with the loss of several units to demolition, public housing, and adjustments to reflect revised information for some structures contributed to the reduction in Saskatoon's private apartment rental universe this year.

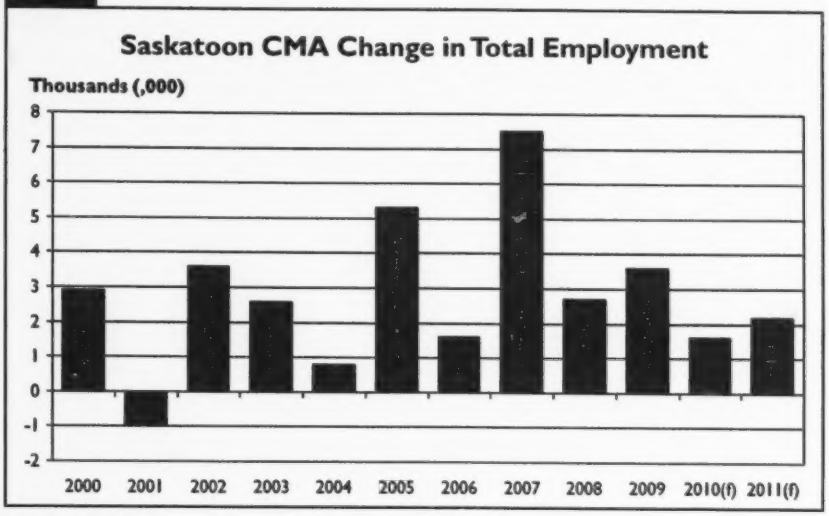
# Rental Market Outlook

## Vacancy rate to decrease in 2011

CMHC is forecasting a slight decline in the average apartment vacancy rate to 2.1 per cent in October 2011. In 2010 and 2011, employment gains are forecast to be 1.6 and 2.2 per cent, respectively. This will draw in substantial numbers of migrants into Saskatoon, ensuring the elevated migration levels that spearheaded low vacancies across metro from 2006 through 2009 are a factor maintaining low vacancy rates over the forecast period. In addition, going forward, rising prices of both new and resale homes will inhibit some renter households from moving to homeownership.

New rental supply, meanwhile, continues to be added to the secondary rental market via condominium investments, and last year, 14.2 per cent of all apartment condominiums surveyed had made their way into the rental market. This year, 537 more condominium units were rented and this has increased the proportion of apartment condominium units in rental to 19.5 per cent. Despite this increase in supply, condominium rental demand was strong enough to lower the apartment condominium vacancy rate

Figure 5




Source: Statistics Canada, CMHC Forecast (f)

to 0.9 per cent. We expect to see more condominium units rented over the next year given the low vacancy rate. As well, fewer units are expected to be removed from the rental universe due to condominium conversion, as these are regulated by local policy during periods of low vacancy. On balance, these factors will result in a slight decrease in average vacancy rates to 2.1 per cent in 2011.

## Average rents to rise at a slower pace in 2011

As a result of increased competition from condominium rental units and in order to counter the draw toward homeownership, property owners will temper the pace of rent increases in 2011. This comes on the heels of a $64 monthly increase in the average two-bedroom rent from October 2008 to 2009 and a $29 monthly increase in the 2009 to 2010 period. Next year, expect a $16 increase in monthly rent which will bring the two-bedroom average apartment rent in the Saskatoon CMA to $950.

# Secondary Rental Market Survey

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, also includes information on the secondary rental market. The additional information provides a more complete overview of all rental markets in the Saskatoon CMA.

The survey considers the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments that are part of a commercial or other type of structure containing one or two dwelling units. The methodology section at the end of this report provides more information on the Secondary Rental Market Survey.

## Vacancy rate of rental condo apartments lower than purpose built rentals

Table 4.3.1 provides information on the size of Saskatoon's condominium rental market. Of the 8,169 condominium units sampled, 1,590 or 19.5 per cent were rental units. This figure is up from the October 2009 survey sample of 7,413 units, of which 1,053 or 14.2 per cent were rental units.

The average vacancy rate of 0.9 per cent in Saskatoon's rental condominium apartments in 2010 was down slightly from the previous survey's results of one per cent. This is also significantly lower than the survey results for purpose built apartments, which may represent an appetite among renters for larger units with additional amenities.

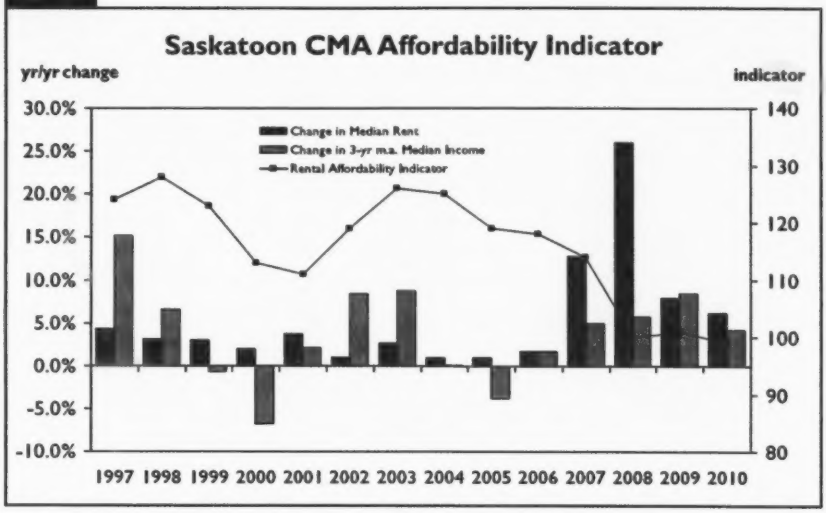
The survey found 11,362 households in other secondary rental units of various forms including single and semi-detached, row and other accessory suites. This is up from the 11,076 units surveyed last year. Most of the increase was recorded in the semi-detached, row, and duplex universe. Meanwhile, average rent for all of these types of units was $944 per month, up from an average rent of $876 in the October 2009 survey. This represents a modest increase over the rents commanded by the traditional rental stock, as the average condominium rental typically has additional amenities that the average purpose-built rental may not have. In addition, average monthly rents varied from a low of $832 for accessory suites to a high of $973 for single-detached units.

# Rental Affordability Indicator

CMHC's rental affordability indicator showed a slight decrease in affordability of Saskatoon's rental apartments. The cost of renting a median priced two-bedroom apartment increased 6.2 per cent in 2010, surpassing the 4.2 per cent increase in the three-year moving average of median income of renter households. Consequently, the rental affordability indicator in Saskatoon was 99* for 2010, down slightly from the 2009 figure of 100.

* Please refer to the methodology section for detailed information on the indicator.

Figure 6




Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

# National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

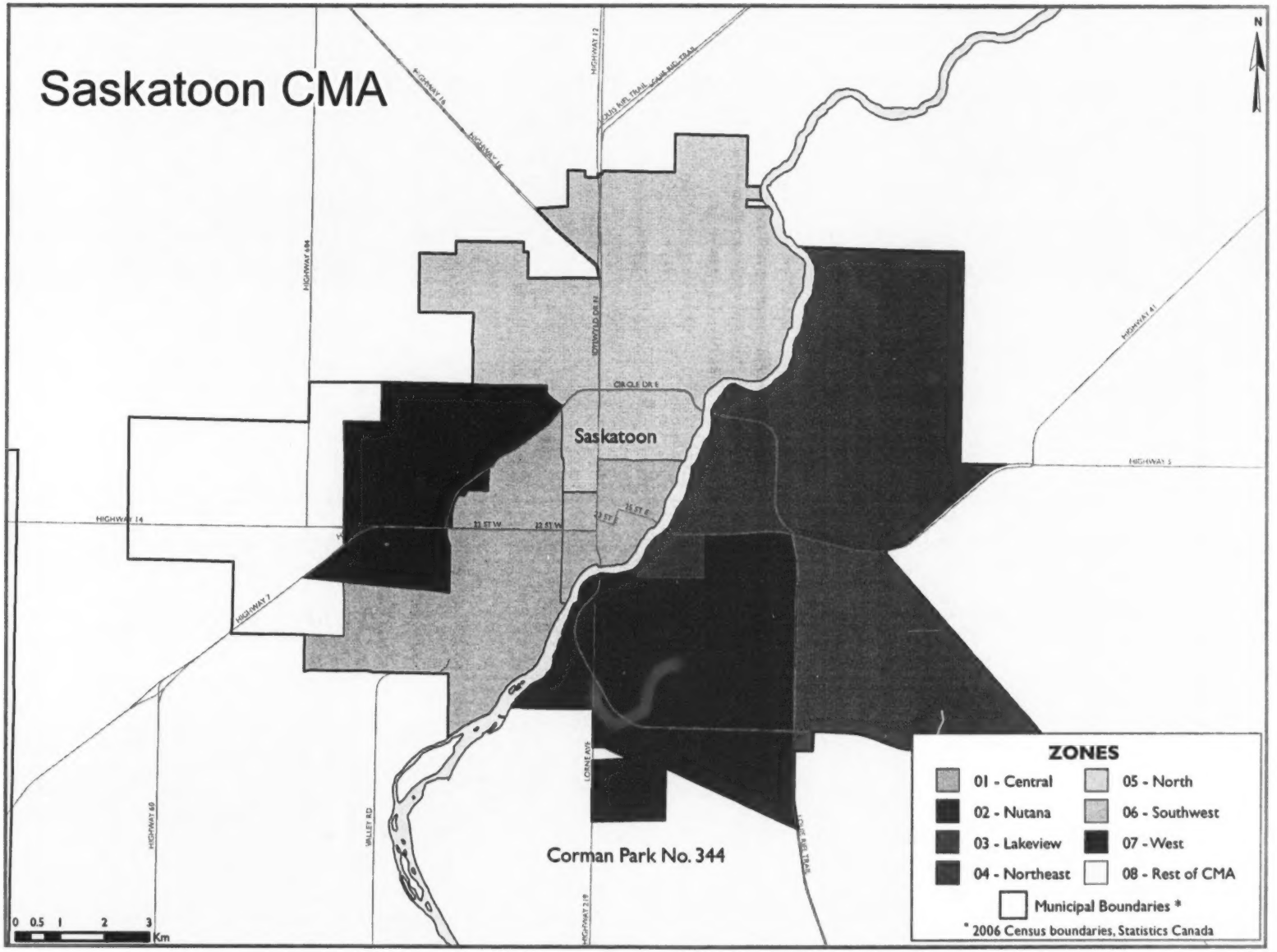
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct-09 | Oct-10 |
|---|---|---|
| Abbotsford | 6.1 | 6.5 |
| Barrie | 3.8 | 3.4 |
| Brantford | 3.3 | 3.7 |
| Calgary | 5.3 | 3.6 |
| Edmonton | 4.5 | 4.2 |
| Gatineau | 2.2 | 2.5 |
| Greater Sudbury | 2.9 | 3.0 |
| Guelph | 4.1 | 3.4 |
| Halifax | 2.9 | 2.6 |
| Hamilton | 4.0 | 3.7 |
| Kelowna | 3.0 | 3.5 |
| Kingston | 1.3 | 1.0 |
| Kitchener | 3.3 | 2.6 |
| London | 5.0 | 5.0 |
| Moncton | 3.8 | 4.2 |
| Montréal | 2.5 | 2.7 |
| Oshawa | 4.2 | 3.0 |
| Ottawa | 1.5 | 1.6 |
| Peterborough | 6.0 | 4.1 |
| Québec | 0.6 | 1.0 |
| Regina | 0.6 | 1.0 |
| Saguenay | 1.5 | 1.8 |
| Saint John | 3.6 | 5.1 |
| Saskatoon | 1.9 | 2.6 |
| Sherbrooke | 3.9 | 4.6 |
| St. Catharines-Niagara | 4.4 | 4.4 |
| St. John's | 0.9 | 1.1 |
| Thunder Bay | 2.3 | 2.2 |
| Toronto | 3.1 | 2.1 |
| Trois-Rivières | 2.7 | 3.9 |
| Vancouver | 2.1 | 1.9 |
| Victoria | 1.4 | 1.5 |
| Windsor | 13.0 | 10.9 |
| Winnipeg | 1.1 | 0.8 |
| **Total** | **2.8** | **2.6** |

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Saskatoon CMA
N
Saskatoon
Corman Park No. 344
HIGHWAY 12
HIGHWAY 14
HIGHWAY 7
HIGHWAY 41
HIGHWAY 5
HIGHWAY 684
HIGHWAY 219
HIGHWAY 60
CIRCLE DR E
LOWE AVE
WILLET RD
0 0.5 1 2 3
Km
ZONES
01 - Central
02 - Nutana
03 - Lakeview
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada

| RMS ZONE DESCRIPTIONS - SASKATOON CMA | |
|---|---|
| Zone 1 | **Central** - Census tracts: 0000.00, 0007.00, 0008.00, 0015.00, 0016.00. |
| Zone 2 | **Nutana** - Census tracts: 0000.00, 0001.00, 0002.01, 0002.02, 0003.00, 0004.00, 0009.00, 0010.00, 0011.01, 0011.02, 0011.03. |
| Zone 3 | **Lakeview** - Census tracts: 0000.00, 0012.01, 0012.02, 0012.03, 0012.04, 0012.06, 0012.07. |
| Zone 4 | **Northeast** - Census tracts: 0000.00, 0013.01, 0013.02, 0013.03, 0013.04, 0014.00. |
| Zone 5 | **North** - Census tracts: 0000.00, 0020.00, 0021.01, 0021.02, 0021.03, 0021.04, 0021.05, 0022.00. |
| Zone 6 | **Southwest** - Census tracts: 0000.00, 0005.00, 0006.01, 0006.02, 0017.00, 0019.00. |
| Zone 7 | **West** - Census tracts: 0000.00, 0006.03, 0006.04, 0018.01, 0018.02, 0018.03, 0018.04, 0018.05. |
| **Zones 1-7** | **Saskatoon City** |
| **Zone 8** | **Outlying Areas** - Census tracts: 0000.00, 0100.01, 0100.02, 0101.00, 0102.01, 0102.02, 0103.00, 0104.00, 0105.00, 0110.00. |
| **Zones 1-8** | **Saskatoon CMA** |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data ***

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | ** | 5.4 b | 1.8 a | 1.3 a | 3.0 b | 1.1 a | 0.0 a | ** | 2.3 a | 1.6 a |
| Zone 2 - Nutana | 1.3 a | 3.6 c | 0.8 a | 1.4 a | 1.9 a | 1.3 a | 5.6 a | 0.0 c | 1.4 a | 1.5 a |
| Zone 3 - Lakeview | 0.0 c | 4.0 d | 0.2 a | 3.1 a | 1.7 a | 3.4 a | 2.0 a | ** | 1.3 a | 3.3 a |
| Zone 4 - Northeast | 2.5 a | 1.2 a | 1.2 a | 0.8 a | 1.0 a | 2.6 a | 0.0 a | 0.0 a | 1.2 a | 1.8 a |
| Zone 5 - North | 0.0 c | 0.0 c | 2.5 b | 1.3 a | 2.1 a | 0.9 a | ** | ** | 2.2 a | 1.0 a |
| Zone 6 - Southwest | ** | ** | 3.4 d | 3.6 b | 3.0 c | 6.3 a | 1.0 a | 7.0 a | 2.8 a | 5.6 a |
| Zone 7 - West | ** | 20.8 d | 1.2 a | 0.6 a | 2.5 a | 5.0 a | 0.6 b | 3.1 a | 2.0 a | 3.9 a |
| Saskatoon City (Zones 1-7) | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.2 a | 3.0 a | 1.3 a | 3.6 a | 1.9 a | 2.6 a |
| Zone 8 - Outlying Areas | ** | ** | 6.0 a | 5.3 a | 2.7 a | 0.0 a | ** | ** | 2.9 b | 1.3 a |
| Saskatoon CMA | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.2 a | 3.0 a | 1.3 a | 3.5 a | 1.9 a | 2.6 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | 565 b | 629 a | 784 a | 815 a | 997 a | 1,025 a | ** | ** | 850 a | 875 a |
| Zone 2 - Nutana | 546 a | 580 a | 709 a | 740 a | 885 a | 921 a | 1,138 b | 1,117 a | 782 a | 810 a |
| Zone 3 - Lakeview | 610 a | 611 a | 779 a | 789 a | 930 a | 948 a | 996 a | 1,035 b | 888 a | 902 a |
| Zone 4 - Northeast | 545 a | 558 a | 724 a | 764 a | 993 a | 1,026 a | 1,164 a | 1,186 a | 880 a | 909 a |
| Zone 5 - North | 686 a | 695 b | 767 a | 787 a | 923 a | 955 a | n/s | ** | 863 a | 891 a |
| Zone 6 - Southwest | 530 b | 504 a | 625 a | 648 a | 721 a | 754 a | 790 a | 804 a | 699 a | 721 a |
| Zone 7 - West | 731 a | 703 a | 785 a | 807 a | 901 a | 938 a | 958 a | 992 a | 872 a | 908 a |
| Saskatoon City (Zones 1-7) | 568 a | 599 a | 740 a | 765 a | 907 a | 935 a | 916 a | 955 a | 828 a | 854 a |
| Zone 8 - Outlying Areas | n/s | ** | ** | ** | 617 a | 714 a | 998 c | 1,121 c | 713 b | 764 a |
| Saskatoon CMA | 568 a | 599 a | 739 a | 765 a | 905 a | 934 a | 918 a | 959 a | 827 a | 853 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Central | 11 b | 203 | 15 a | 1,181 | 8 a | 775 | ** | 13 | 35 a | 2,172 |
| Zone 2 - Nutana | 8 c | 223 | 22 a | 1,588 | 17 a | 1,298 | 0 c | 56 | 47 a | 3,165 |
| Zone 3 - Lakeview | 1 d | 25 | 13 a | 436 | 39 a | 1,125 | ** | 37 | 53 a | 1,623 |
| Zone 4 - Northeast | 1 a | 83 | 3 a | 395 | 18 a | 680 | 0 a | 33 | 22 a | 1,191 |
| Zone 5 - North | 0 c | 23 | 5 a | 376 | 6 a | 637 | ** | ** | 11 a | 1,055 |
| Zone 6 - Southwest | ** | 33 | 17 b | 482 | 50 a | 796 | 14 a | 200 | 84 a | 1,511 |
| Zone 7 - West | 6 d | 30 | 3 a | 474 | 58 a | 1,149 | 8 a | 247 | 75 a | 1,900 |
| Saskatoon City (Zones 1-7) | 30 b | 620 | 80 a | 4,931 | 196 a | 6,461 | 22 a | 605 | 327 a | 12,617 |
| Zone 8 - Outlying Areas | ** | ** | 1 a | 19 | 0 a | 40 | ** | 16 | 1 a | 76 |
| Saskatoon CMA | 30 b | 621 | 81 a | 4,950 | 196 a | 6,501 | 22 a | 621 | 328 a | 12,693 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | 4.0 d | 7.0 b | 3.6 a | 2.6 a | 4.8 a | 3.1 a | 0.0 a | ** | 4.1 a | 3.2 a |
| Zone 2 - Nutana | 3.1 a | 4.1 b | 2.3 a | 2.3 a | 4.5 a | 2.2 a | 5.6 a | 0.0 c | 3.3 a | 2.4 a |
| Zone 3 - Lakeview | 0.0 c | 4.0 d | 3.4 c | 5.1 a | 2.9 a | 5.2 a | 6.1 a | ** | 3.1 a | 5.1 a |
| Zone 4 - Northeast | 2.5 a | 2.4 a | 2.0 a | 1.8 a | 1.9 a | 4.1 a | 0.0 a | 0.0 a | 1.9 a | 3.1 a |
| Zone 5 - North | 5.5 d | 0.0 c | 2.8 b | 1.9 a | 4.8 a | 2.4 a | ** | ** | 4.1 a | 2.1 a |
| Zone 6 - Southwest | ** | ** | 4.7 d | 3.8 b | 3.5 c | 8.1 a | 3.4 a | 7.5 a | 3.8 b | 6.6 a |
| Zone 7 - West | 11.4 d | 20.8 d | 2.6 a | 2.5 a | 3.5 b | 6.4 a | 1.8 c | 3.1 a | 3.2 b | 5.2 a |
| Saskatoon City (Zones 1-7) | 3.7 b | 5.6 a | 3.0 a | 2.7 a | 3.7 a | 4.5 a | 3.0 b | 3.7 a | 3.4 a | 3.8 a |
| Zone 8 - Outlying Areas | ** | ** | 6.0 a | 5.3 a | 2.7 a | 0.0 a | ** | ** | 2.9 b | 1.3 a |
| Saskatoon CMA | 3.7 b | 5.6 a | 3.0 a | 2.7 a | 3.7 a | 4.5 a | 2.9 a | 3.6 a | 3.4 a | 3.8 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
## Saskatoon CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| Zone 1 - Central | 5.7 d | 3.1 d | 8.2 b | 2.6 b | 8.3 b | 2.8 a | ** | ++ | 8.1 b | 3.2 b |
| Zone 2 - Nutana | 7.4 b | 4.6 b | 11.0 a | 4.6 b | 10.4 a | 4.0 a | 4.2 b | 1.6 b | 10.0 a | 4.2 a |
| Zone 3 - Lakeview | ** | ++ | 7.7 b | 2.5 a | 7.2 b | 2.9 a | 11.2 a | 4.0 c | 7.2 b | 2.6 a |
| Zone 4 - Northeast | 10.5 a | 4.9 b | 8.3 b | 3.8 b | 9.0 b | 3.4 a | 1.8 b | 4.5 b | 7.9 a | 3.8 a |
| Zone 5 - North | 5.7 c | 2.9 c | 6.8 b | 2.2 b | 8.2 a | 3.4 a | n/s | n/s | 6.9 a | 3.6 b |
| Zone 6 - Southwest | 8.7 c | 5.6 d | 6.5 b | 5.9 c | 5.8 b | 4.0 c | 8.0 a | 3.1 c | 6.9 b | 4.0 c |
| Zone 7 - West | 20.7 a | ++ | 9.9 a | 1.2 a | 7.3 a | 6.6 b | 6.6 c | 4.9 d | 7.4 a | 6.5 b |
| Saskatoon City (Zones 1-7) | 9.1 b | 3.0 b | 8.8 a | 3.3 a | 8.2 a | 4.0 a | 7.2 a | 4.2 b | 8.1 a | 4.1 a |
| Zone 8 - Outlying Areas | n/s | n/s | ** | ** | 20.4 a | 11.8 a | 6.0 d | ** | 22.7 a | 10.4 c |
| Saskatoon CMA | 9.1 b | 3.0 b | 8.9 a | 3.3 a | 8.3 a | 4.0 a | 7.2 a | 4.3 b | 8.2 a | 4.1 a |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Saskatoon CMA** | | | | | | | | | | |
| Pre 1940 | ** | 10.9 c | 1.3 d | 1.6 a | 0.0 b | 3.4 a | ** | ** | 1.2 a | 4.1 a |
| 1940 - 1959 | 0.0 a | 0.0 c | 0.0 b | 0.6 a | 0.0 a | 0.0 b | ** | ** | 0.0 b | 0.3 a |
| 1960 - 1974 | 1.9 a | 3.2 b | 1.5 a | 1.7 a | 2.0 a | 2.3 a | ** | 7.3 a | 1.8 a | 2.2 a |
| 1975 - 1989 | 2.2 b | 5.2 b | 1.6 a | 1.6 a | 2.3 a | 3.2 a | 0.9 a | 3.1 b | 2.0 a | 2.7 a |
| 1990 - 1999 | n/u | n/u | 4.1 a | 0.0 a | 1.6 a | 0.0 a | 0.0 a | 0.0 a | 2.0 a | 0.0 a |
| 2000+ | n/u | n/u | 0.0 a | 0.0 a | 2.7 a | 5.1 a | ** | ** | 2.4 a | 4.5 a |
| Total | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.2 a | 3.0 a | 1.3 a | 3.5 a | 1.9 a | 2.6 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Saskatoon CMA** | | | | | | | | | | |
| Pre 1940 | 537 c | 675 a | 618 b | 733 a | 758 b | 822 a | ** | ** | 661 b | 749 a |
| 1940 - 1959 | 465 a | 484 a | 610 a | 636 a | 763 a | 783 a | 1,008 d | 1,020 b | 659 a | 689 a |
| 1960 - 1974 | 542 a | 564 a | 711 a | 739 a | 886 a | 912 a | 1,074 b | 1,024 a | 771 a | 796 a |
| 1975 - 1989 | 664 a | 657 a | 782 a | 798 a | 903 a | 934 a | 896 a | 941 a | 859 a | 886 a |
| 1990 - 1999 | n/u | n/u | ** | ** | ** | ** | 945 b | ** | 841 a | 874 b |
| 2000+ | n/u | n/u | 888 a | 932 a | 1,127 a | 1,154 a | ** | ** | 1,100 a | 1,129 a |
| Total | 568 a | 599 a | 739 a | 765 a | 905 a | 934 a | 918 a | 959 a | 827 a | 853 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Saskatoon CMA** | | | | | | | | | | |
| 3 to 5 Units | 0.0 c | 0.0 c | 1.8 b | 0.0 b | 0.0 b | 1.8 b | 0.0 b | 1.9 c | 0.7 a | 1.1 a |
| 6 to 19 Units | 1.6 a | 2.9 b | 1.4 a | 2.4 a | 2.4 a | 2.7 a | 4.1 c | 0.0 b | 1.9 a | 2.5 a |
| 20 to 49 Units | ** | 7.3 b | 2.1 a | 1.7 a | 2.5 a | 3.1 a | 0.8 a | 3.6 a | 2.3 a | 2.8 a |
| 50 to 99 Units | 3.0 a | 6.0 a | 0.8 a | 0.7 a | 2.0 a | 2.6 a | ** | 7.1 a | 1.6 a | 2.2 a |
| 100+ Units | ** | ** | 0.5 a | 0.5 a | 0.8 a | 4.4 a | ** | ** | 0.6 a | 2.7 a |
| Total | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.2 a | 3.0 a | 1.3 a | 3.5 a | 1.9 a | 2.6 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Saskatoon CMA** | | | | | | | | | | |
| 3 to 5 Units | ** | 529 b | 576 a | 600 a | 815 a | 815 a | 927 c | 1,004 b | 739 a | 752 a |
| 6 to 19 Units | 508 a | 544 a | 653 a | 685 a | 800 a | 855 a | 868 a | 954 a | 708 a | 750 a |
| 20 to 49 Units | 589 a | 638 a | 727 a | 761 a | 859 a | 886 a | 889 a | 920 a | 813 a | 840 a |
| 50 to 99 Units | 611 a | 613 a | 833 a | 843 a | 1,019 a | 1,041 a | 1,094 a | 1,077 a | 930 a | 947 a |
| 100+ Units | ** | ** | 979 a | 971 a | 1,198 a | 1,186 a | ** | ** | 1,088 a | 1,077 a |
| Total | 568 a | 599 a | 739 a | 765 a | 905 a | 934 a | 918 a | 959 a | 827 a | 853 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | 0.0 a | 1.4 a | 3.9 c | 2.1 a | 4.1 c | 3.0 a | 1.0 a | 0.0 a | 0.2 a | 0.5 a |
| Zone 2 - Nutana | 0.0 a | 0.0 c | 1.3 a | 1.8 a | 1.7 a | 1.5 a | 1.5 a | 1.2 a | ** | ** |
| Zone 3 - Lakeview | ** | ** | 1.0 a | 3.7 b | 1.2 a | 3.9 b | 1.1 a | 2.0 a | ** | ** |
| Zone 4 - Northeast | 1.8 a | 0.0 c | 1.0 a | 1.5 a | 1.9 a | 2.4 b | 0.7 a | 2.0 a | n/u | n/u |
| Zone 5 - North | 0.0 a | ** | 3.3 c | 2.3 a | 1.8 b | 0.6 a | 2.9 a | ** | n/u | n/u |
| Zone 6 - Southwest | 0.0 c | 4.5 d | 3.4 d | 5.2 c | 2.7 b | 5.7 a | n/u | n/u | n/u | n/u |
| Zone 7 - West | ** | ** | 0.4 a | 3.3 b | 2.4 a | 2.2 a | 3.4 d | 7.1 a | ** | ** |
| Saskatoon City (Zones 1-7) | 0.4 a | 1.2 a | 1.9 a | 2.5 a | 2.2 a | 2.5 a | 1.6 a | 2.2 a | 0.6 a | 2.7 a |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | n/u | n/u | n/u | n/u |
| Saskatoon CMA | 0.7 a | 1.1 a | 1.9 a | 2.5 a | 2.3 a | 2.8 a | 1.4 a | 2.3 a | 0.6 a | 2.7 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saskatoon CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Saskatoon CMA | | | | | | | | | | |
| LT $400 | ** | ** | ** | ** | n/s | n/s | n/s | n/s | ** | ** |
| $400 - $499 | 2.3 c | ** | 0.8 d | 5.4 d | ** | ** | ** | ** | 1.2 a | ** |
| $500 - $599 | 2.1 b | 1.0 a | 0.2 b | 1.5 a | 0.0 c | ** | ** | n/s | 0.5 a | 1.8 b |
| $600 - $699 | 1.5 c | 4.9 b | 1.4 a | 2.1 a | 2.3 c | 1.3 a | ** | ** | 1.7 a | 2.1 a |
| $700 - $799 | ** | 10.7 c | 2.4 a | 1.8 a | 1.8 b | 4.3 b | 0.0 c | ** | 2.1 a | 2.9 a |
| $800+ | ** | 5.9 a | 1.7 a | 1.3 a | 2.4 a | 2.9 a | 1.8 c | 3.9 b | 2.2 a | 2.6 a |
| Total | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.2 a | 3.0 a | 1.3 a | 3.5 a | 1.9 a | 2.6 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | n/u | n/u | ** | ** | 0.0 a | 4.3 a | ** | ** | 0.0 a | 2.9 a |
| Zone 2 - Nutana | ** | ** | ** | ** | 0.6 a | 0.0 a | ** | ** | 0.6 a | 0.0 a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 0.0 a | 0.0 a | 0.0 a | 0.0 a |
| Zone 5 - North | ** | ** | ** | ** | ** | ** | ** | n/u | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 3.6 a | 4.5 a |
| Zone 7 - West | n/u | n/u | n/s | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 5.0 d | 0.0 a | 0.7 a | 0.4 a | 0.9 a | 2.1 a | 1.0 a | 1.4 a |
| Zone 8 - Outlying Areas | n/u | n/u | ** | ** | 0.0 d | 0.0 c | ** | 0.0 a | 0.0 b | 0.0 b |
| Saskatoon CMA | ** | ** | 3.8 d | ** | 0.6 a | 0.3 a | 0.9 a | 2.1 a | 0.9 a | 1.3 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Zone 2 - Nutana | ** | ** | ** | ** | 1,023 a | 1,095 a | ** | ** | 1,069 a | 1,147 a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 1,162 a | 1,197 a | 1,160 a | 1,185 a |
| Zone 5 - North | n/s | ** | ** | ** | ** | ** | ** | n/u | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | ** | ** |
| Zone 7 - West | n/u | n/u | n/s | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 661 c | 641 a | 892 a | 1,002 a | 1,009 a | 1,150 a | 954 a | 1,076 a |
| Zone 8 - Outlying Areas | n/u | n/u | n/s | n/s | 669 a | 739 a | ** | 951 a | 689 a | 767 a |
| Saskatoon CMA | ** | ** | 661 c | 641 b | 845 a | 936 a | 1,007 a | 1,145 a | 928 a | 1,039 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Central | n/u | n/u | ** | ** | 1 a | 23 | ** | ** | 1 a | 34 |
| Zone 2 - Nutana | ** | ** | ** | ** | 0 a | 171 | ** | ** | 0 a | 334 |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 0 a | 55 | 0 a | 63 |
| Zone 5 - North | ** | ** | ** | ** | ** | ** | n/u | n/u | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 5 a | 112 |
| Zone 7 - West | n/u | n/u | ** | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 0 a | 28 | 1 a | 248 | 9 a | 420 | 10 a | 698 |
| Zone 8 - Outlying Areas | n/u | n/u | ** | ** | 0 c | 77 | 0 a | 12 | 0 b | 95 |
| Saskatoon CMA | ** | ** | ** | 34 | 1 a | 325 | 9 a | 432 | 10 a | 793 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | n/u | n/u | ** | ** | 4.3 a | 4.3 a | ** | ** | 2.9 a | 2.9 a |
| Zone 2 - Nutana | ** | ** | ** | ** | 0.6 a | 1.8 a | ** | ** | 0.6 a | 1.8 a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | 0.0 a | 0.0 a | 0.0 a | 0.0 a |
| Zone 5 - North | ** | ** | ** | ** | ** | ** | ** | n/u | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | ** | ** | ** | ** | 3.6 a | 9.8 a |
| Zone 7 - West | n/u | n/u | n/s | ** | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | 5.0 d | 0.0 a | 1.1 a | 1.6 a | 0.9 a | 5.0 a | 1.1 a | 3.6 a |
| Zone 8 - Outlying Areas | n/u | n/u | ** | ** | 3.2 d | 1.3 d | ** | 0.0 a | 2.6 c | 1.1 d |
| Saskatoon CMA | ** | ** | 3.8 d | ** | 1.5 b | 1.5 a | 0.9 a | 4.9 a | 1.3 a | 3.3 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
## Saskatoon CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| Zone 1 - Central | n/u | n/u | ** | ** | ** | ** | n/s | ** | ** | ** |
| Zone 2 - Nutana | ** | ** | ** | ** | -2.3 a | 7.1 a | ** | ** | -1.9 a | 7.2 a |
| Zone 3 - Lakeview | n/u | n/u | n/u | n/u | n/u | n/u | ** | ** | ** | ** |
| Zone 4 - Northeast | n/u | n/u | ** | ** | ** | ** | ** | 2.5 a | 2.3 c | 1.7 c |
| Zone 5 - North | n/s | n/s | n/s | ** | ** | ** | ** | n/u | ** | ** |
| Zone 6 - Southwest | n/u | n/u | n/u | n/u | n/s | n/s | ** | ** | ** | ** |
| Zone 7 - West | n/u | n/u | n/s | n/s | ** | ** | ** | ** | ** | ** |
| Saskatoon City (Zones 1-7) | ** | ** | ** | ** | ++ | 7.5 b | 3.3 d | ** | 3.5 d | ** |
| Zone 8 - Outlying Areas | n/u | n/u | n/s | n/s | 2.4 c | 3.8 d | ** | ** | 2.7 c | 3.5 d |
| Saskatoon CMA | ** | ** | ** | ++ | ++ | 6.9 b | 3.4 d | ** | 3.4 d | 14.6 d |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | ** | 5.4 b | 1.8 a | 1.3 a | 3.0 a | 1.2 a | 0.0 a | ** | 2.3 a | 1.6 a |
| Zone 2 - Nutana | 1.3 a | 3.6 c | 0.8 a | 1.4 a | 1.8 a | 1.1 a | 2.0 a | 0.0 c | 1.3 a | 1.4 a |
| Zone 3 - Lakeview | 0.0 c | 4.0 d | 0.2 a | 3.1 a | 1.7 a | 3.4 a | 1.0 a | 3.4 a | 1.3 a | 3.3 a |
| Zone 4 - Northeast | 2.5 a | 1.2 a | 1.2 a | 0.8 a | 1.0 a | 2.6 a | 0.0 a | 0.0 a | 1.1 a | 1.7 a |
| Zone 5 - North | 0.0 c | 0.0 c | 2.7 b | 1.3 a | 2.1 a | 0.9 a | ** | ** | 2.2 a | 1.0 a |
| Zone 6 - Southwest | ** | ** | 3.4 d | 3.6 b | 3.1 c | 6.3 a | 1.6 a | 6.3 a | 2.9 a | 5.5 a |
| Zone 7 - West | ** | 20.8 d | 1.2 a | 0.6 a | 2.3 a | 4.9 a | 0.5 b | 2.9 a | 1.9 a | 3.8 a |
| Saskatoon City (Zones 1-7) | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.1 a | 2.9 a | 1.1 a | 3.0 a | 1.8 a | 2.5 a |
| Zone 8 - Outlying Areas | ** | ** | 4.6 a | 3.9 b | 0.9 a | 0.0 b | 0.0 c | 0.0 c | 1.3 a | 0.6 a |
| Saskatoon CMA | 2.0 b | 4.8 b | 1.5 a | 1.6 a | 2.1 a | 2.9 a | 1.1 a | 3.0 a | 1.8 a | 2.5 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | 565 b | 629 a | 782 a | 813 a | 990 a | 1,019 a | 874 d | 943 d | 847 a | 873 a |
| Zone 2 - Nutana | 547 a | 580 a | 710 a | 741 a | 900 a | 941 a | 1,136 a | 1,195 a | 809 a | 843 a |
| Zone 3 - Lakeview | 610 a | 611 a | 779 a | 789 a | 930 a | 948 a | 982 a | 1,101 a | 891 a | 909 a |
| Zone 4 - Northeast | 545 a | 558 a | 724 a | 765 a | 995 a | 1,027 a | 1,163 a | 1,193 a | 894 a | 923 a |
| Zone 5 - North | 686 b | 689 b | 767 a | 785 a | 921 a | 954 a | ** | ** | 858 a | 890 a |
| Zone 6 - Southwest | 530 b | 504 a | 625 a | 648 a | 721 a | 754 a | 803 a | 950 a | 708 a | 754 a |
| Zone 7 - West | 731 a | 703 a | 785 a | 803 a | 885 a | 930 a | 979 a | 953 a | 867 a | 899 a |
| Saskatoon City (Zones 1-7) | 568 a | 599 a | 739 a | 765 a | 906 a | 938 a | 956 a | 1,036 a | 835 a | 865 a |
| Zone 8 - Outlying Areas | n/s | ** | ** | ** | 651 a | 730 a | 964 b | 1,043 b | 701 a | 765 a |
| Saskatoon CMA | 568 a | 599 a | 739 a | 764 a | 902 a | 934 a | 956 a | 1,036 a | 833 a | 864 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 1 - Central | 11 b | 203 | 15 a | 1,190 | 9 a | 798 | ** | 15 | 36 a | 2,206 |
| Zone 2 - Nutana | 8 c | 224 | 22 a | 1,595 | 17 a | 1,469 | 0 c | 211 | 47 a | 3,499 |
| Zone 3 - Lakeview | 1 d | 25 | 13 a | 436 | 39 a | 1,125 | 3 a | 87 | 56 a | 1,673 |
| Zone 4 - Northeast | 1 a | 83 | 3 a | 396 | 18 a | 687 | 0 a | 88 | 22 a | 1,254 |
| Zone 5 - North | 0 c | 24 | 5 a | 379 | 6 a | 641 | ** | ** | 11 a | 1,063 |
| Zone 6 - Southwest | ** | 33 | 17 b | 482 | 50 a | 804 | 19 a | 304 | 89 a | 1,623 |
| Zone 7 - West | 6 d | 30 | 3 a | 482 | 58 a | 1,184 | 9 a | 301 | 76 a | 1,997 |
| Saskatoon City (Zones 1-7) | 30 b | 622 | 80 a | 4,959 | 197 a | 6,709 | 31 a | 1,025 | 337 a | 13,315 |
| Zone 8 - Outlying Areas | ** | ** | 1 b | 25 | 0 b | 117 | 0 c | 28 | 1 a | 171 |
| Saskatoon CMA | 30 b | 623 | 81 a | 4,985 | 197 a | 6,826 | 31 a | 1,053 | 338 a | 13,486 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Saskatoon CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Zone 1 - Central | 4.0 d | 7.0 b | 3.6 a | 2.6 a | 4.8 a | 3.2 a | 0.0 a | ** | 4.1 a | 3.2 a |
| Zone 2 - Nutana | 3.1 a | 4.1 b | 2.3 a | 2.3 a | 4.0 a | 2.2 a | 2.0 a | 1.4 a | 3.1 a | 2.3 a |
| Zone 3 - Lakeview | 0.0 c | 4.0 d | 3.4 c | 5.1 a | 2.9 a | 5.2 a | 3.0 a | 6.9 a | 3.0 a | 5.3 a |
| Zone 4 - Northeast | 2.5 a | 2.4 a | 2.0 a | 1.8 a | 1.9 a | 4.1 a | 0.0 a | 0.0 a | 1.8 a | 3.0 a |
| Zone 5 - North | 5.3 d | 0.0 c | 3.0 b | 1.8 a | 4.8 a | 2.3 a | ** | ** | 4.0 a | 2.1 a |
| Zone 6 - Southwest | ** | ** | 4.7 d | 3.8 b | 3.6 c | 8.0 a | 3.3 a | 8.6 a | 3.8 b | 6.9 a |
| Zone 7 - West | 11.4 d | 20.8 d | 2.6 a | 2.5 a | 3.3 b | 6.2 a | 1.5 a | 2.9 a | 3.1 b | 5.0 a |
| Saskatoon City (Zones 1-7) | 3.7 b | 5.6 a | 3.0 a | 2.7 a | 3.6 a | 4.4 a | 2.2 a | 4.3 a | 3.3 a | 3.8 a |
| Zone 8 - Outlying Areas | ** | ** | 4.6 a | 3.9 b | 3.0 d | 0.9 a | 0.0 c | 0.0 c | 2.7 b | 1.2 a |
| Saskatoon CMA | 3.7 b | 5.6 a | 3.0 a | 2.7 a | 3.6 a | 4.4 a | 2.1 a | 4.1 a | 3.3 a | 3.8 a |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

### 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
### Saskatoon CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 | Oct-08 to Oct-09 | Oct-09 to Oct-10 |
| Zone 1 - Central | 5.7 d | 3.1 d | 8.2 b | 2.7 b | 8.3 b | 3.0 a | ** | ** | 8.1 b | 3.3 b |
| Zone 2 - Nutana | 7.7 b | 4.6 b | 11.0 a | 4.5 b | 8.8 a | 4.4 a | 0.9 d | 4.8 b | 8.7 a | 4.5 a |
| Zone 3 - Lakeview | ** | ++ | 7.7 b | 2.5 a | 7.2 b | 2.9 a | 10.6 a | 6.4 b | 7.2 a | 3.2 b |
| Zone 4 - Northeast | 10.5 a | 4.9 b | 8.3 b | 3.7 b | 9.0 b | 3.3 a | 1.8 b | 4.1 b | 7.6 a | 3.7 a |
| Zone 5 - North | 5.7 d | 2.9 c | 6.8 b | 2.2 b | 7.8 a | 3.4 a | ** | n/s | 6.5 a | 3.5 b |
| Zone 6 - Southwest | 8.7 c | 5.6 d | 6.5 b | 5.9 c | 5.8 b | 4.0 c | 9.8 a | 10.4 c | 8.0 b | 7.8 c |
| Zone 7 - West | 20.7 a | ++ | 9.9 a | 1.2 a | 7.3 a | 6.7 b | 6.6 c | 4.9 d | 7.4 a | 6.5 b |
| Saskatoon City (Zones 1-7) | 9.2 b | 3.0 b | 8.7 a | 3.3 a | 7.8 a | 4.1 a | 6.5 a | 6.7 b | 7.9 a | 4.7 a |
| Zone 8 - Outlying Areas | n/s | n/s | ** | ** | 11.7 a | 7.9 b | 6.1 c | ** | 13.4 a | 7.2 c |
| Saskatoon CMA | 9.2 b | 3.0 b | 8.9 a | 3.5 a | 7.9 a | 4.2 a | 6.5 a | 6.8 b | 7.9 a | 4.7 a |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
### Vacancy Rates (%)
### Saskatoon CMA - October 2010

| Condo Sub Area | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Saskatoon CMA | 1.0 a | 0.9 a | 1.9 a | 2.6 a |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
### Total Vacancy Rates (%)
### By Building Size
### Saskatoon CMA - October 2010

| Size | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Saskatoon CMA | | | | |
| 3 to 24 Units | 0.9 a | 3.5 d | 1.7 a | 2.7 a |
| 25 to 49 Units | 0.7 b | 1.3 a | 2.7 a | 2.6 a |
| 50+ Units | 1.1 a | 0.2 a | 1.3 a | 2.4 a |
| Total | 1.0 a | 0.9 a | 1.9 a | 2.6 a |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
### Condominium Apartments[2]
### Saskatoon CMA - October 2010

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Saskatoon CMA | 7,413 | 8,169 | 1,053 a | 1,590 a | 14.2 a | 19.5 a | 1.0 a | 0.9 a |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
### Condominium Apartments[2] By Building Size
### Saskatoon CMA - October 2010

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| Saskatoon CMA | | | | | | | | |
| 3 to 24 Units | 961 | 1,042 | 119 c | 227 a | 12.3 c | 21.8 a | 0.9 a | 3.5 d |
| 25 to 49 Units | 1,683 | 1,786 | 171 d | 346 a | 10.2 d | 19.4 a | 0.7 b | 1.3 a |
| 50+ Units | 4,769 | 5,341 | 765 a | 1,017 a | 16.0 a | 19.0 a | 1.1 a | 0.2 a |
| Total | 7,413 | 8,169 | 1,053 a | 1,590 a | 14.2 a | 19.5 a | 1.0 a | 0.9 a |

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2010

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 | Oct-09 | Oct-10 |
| **Saskatoon CMA** | | | | | | | | | | |
| Single Detached | n/s | n/s | ** | ** | 824 c | 737 c | 1,030 b | 1,057 b | 917 b | 973 b |
| Semi detached, Row and Duplex | n/s | n/s | ** | ** | 854 d | 922 d | 901 b | 1,012 b | 850 b | 958 b |
| Other-Primarily Accessory Suites | n/s | n/s | ** | ** | 813 c | 761 c | ** | ** | 841 c | 832 c |
| Total | n/s | n/s | ** | 606 d | 832 b | 820 c | 970 b | 1,036 b | 876 b | 944 b |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatoon CMA - October 2010

| | Estimated Number of Households in Other Secondary Rented Units[1] | |
|---|---|---|
| | Oct-09 | Oct-10 |
| **Saskatoon CMA** | | |
| Single Detached | 4,585 b | 4,646 b |
| Semi detached, Row and Duplex | 4,551 b | 4,934 b |
| Other-Primarily Accessory Suites | 1,940 b | 1,782 b |
| Total | 11,076 a | 11,362 a |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicator**

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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